



Rare Mueller Retail/Medical Building For Sale

Offering Memorandum

3601 Manor Road, Austin, TX 78723

Colliers



**UNDER CONSTRUCTION
SEABROOK SQUARE
Q3 2025 | 204 UNITS**

**AUSTIN MODERN LOFTS
90 UNITS | CONDOMINIUM**

**Berkman Dr
9,439 VPD**

**WILDFLOWER TERRACE
201 UNITS**

3601 Manor Rd

**Manor Rd
17,230 VPD**

**CareNow
Urgent Care**



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Investment Summary

Price: \$5,500,000

Offering Memorandum
3601 Manor Road

We are pleased to present 3601 Manor Road for sale, a rare opportunity to acquire a standalone medical/retail building in East Austin, a sought-after area known for its growth and development. This property is ideally located at a lighted intersection, one of the main entrances to the vibrant Mueller community.

Spanning 13,538 square feet, the building is currently configured as a medical office. The GR (General Retail) zoning allows for a variety of uses, including retail, medical office, and general office space, providing flexibility for potential buyers.

The Vertical Mixed Use combining district zoning is in place allowing development of a mixed use project including multi-family, retail or office uses.

The site encompasses 1.43 acres and has the capacity to support approximately 112 units of condominium or multi-family development along with 5,532 SF of commercial space.

This property presents an exceptional opportunity for an owner/ user seeking a highly visible location in the Mueller area or developer looking to create residential condos or apartments in a fast-growing segment of East Austin. With its prime location and development potential, 3601 Manor Road will appeal to investors looking to enter or expand in this dynamic market.

Property Description	
Address	3601 Manor Road
Types/use	Medical, office, retail, multi-family
Building Area	13,538
Land Area	1.43 Acres
City, State	Austin, TX
Zoning	GR-V-NP
ZIP	78723



Property Information

Price: \$5,500,000

The property benefits from its position in a dynamic neighborhood experiencing significant residential and commercial growth. Manor Road is known for its eclectic mix of local businesses, including popular eateries, breweries, and creative spaces, fostering a strong sense of community and vibrancy. With ongoing redevelopment and increasing demand for mixed-use and infill projects, the area offers substantial upside for owner-users and investors.

Property Information

Offering Memorandum
3601 Manor Road



Mueller Now & Future

	Current	Final Build Out
Total Acres	630	700
Employees	11,200	16,500+
Residents	14,200	16,300+
Retail SF	716,000	737,000
Commercial SF	3.5M	5.39M
Acres of Parks	121	140
Homes	5,900+	6,880+
Multifamily	3,455 Units	4,105 Units
Hotel Rooms	232	232



dell children's
Ascension
382 Physicians
203 Beds



CONCOURSE AT MUELLER
100 UNITS | 5,000 SF RETAIL

BERKMAN TOWER
PUBLIC PLAZA
345 UNITS | 2,600 SF RETAIL

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3601 Manor Rd

Manor Rd 17,230 VPD

MORRIS WILLIAMS
GOLF COURSE

CareNow
Urgent Care



Property Highlights



Great location on the southern end of Mueller



Close proximity to East and Central Austin amenities (bars, restaurants, shops, etc.)



Potential for future development



Centrally located, a short drive to Mueller, the medical district, University of Texas and downtown Austin

Building Images



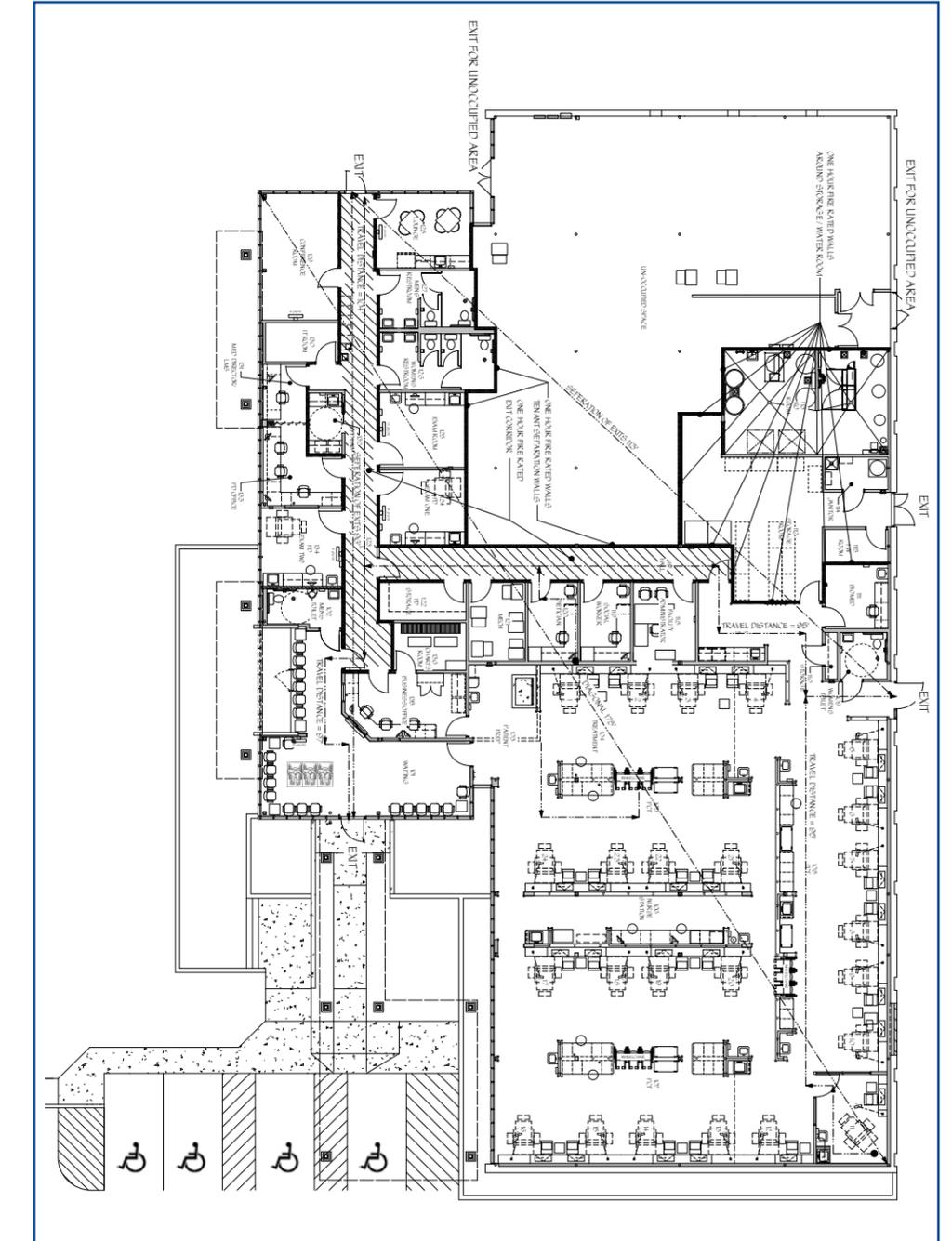
Floor Plan

Land

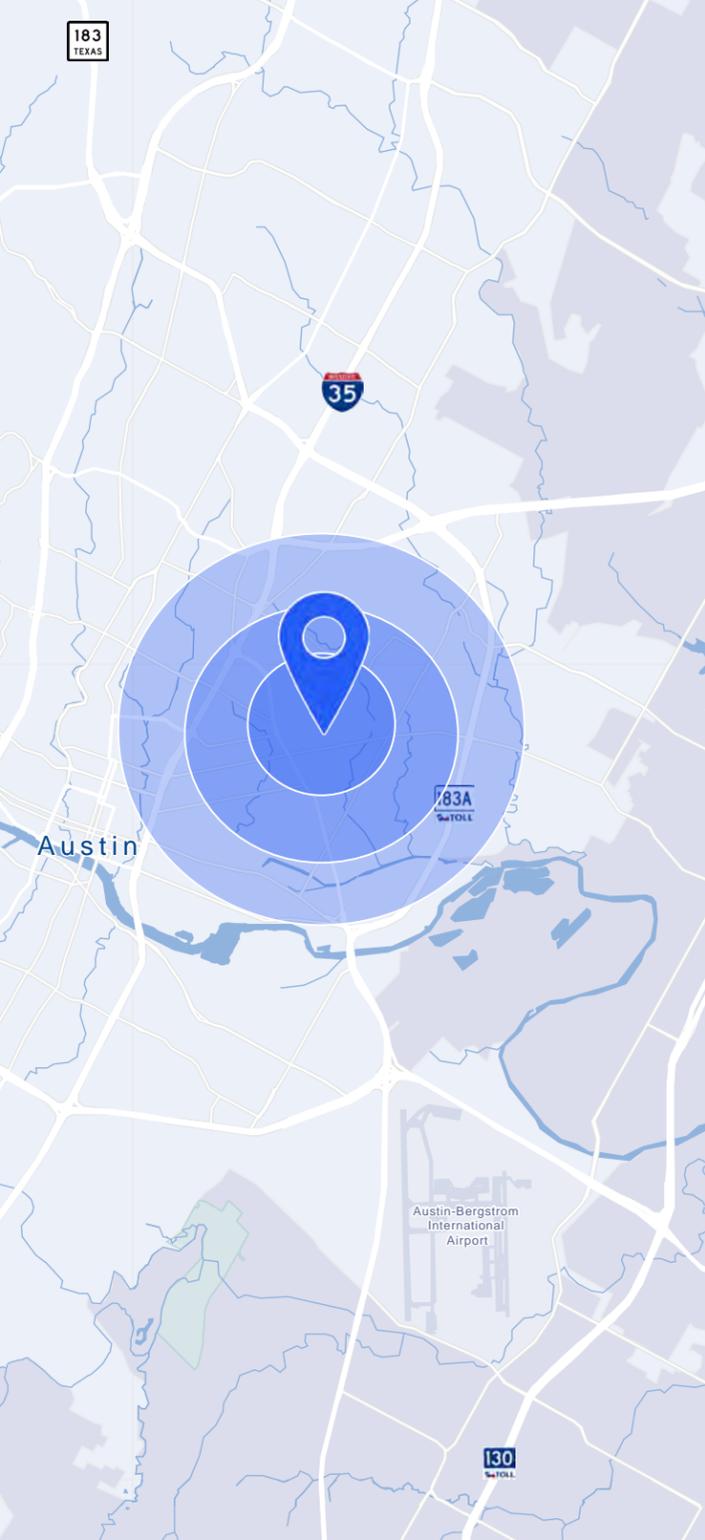
Lot Size	1.43 AC
Zoning	GR-V-NP
Neighborhood	Mueller
Floodplain	None
Creek Setback	None

Existing Building

Building Size	13,538 SF
Floors	1
Parking Ratio	3.47/1,000
Sprinkler	No







Demographics

POPULATION

1 mile	16,255
3 mile	65,601
5 mile	157,002

2029 PROJECTED POPULATION

1 mile	\$111,458
3 mile	\$91,758
5 mile	\$76,926

DAYTIME POPULATION

1 mile	14,656
3 mile	68,940
5 mile	262,011

AVERAGE HOUSEHOLD INCOME

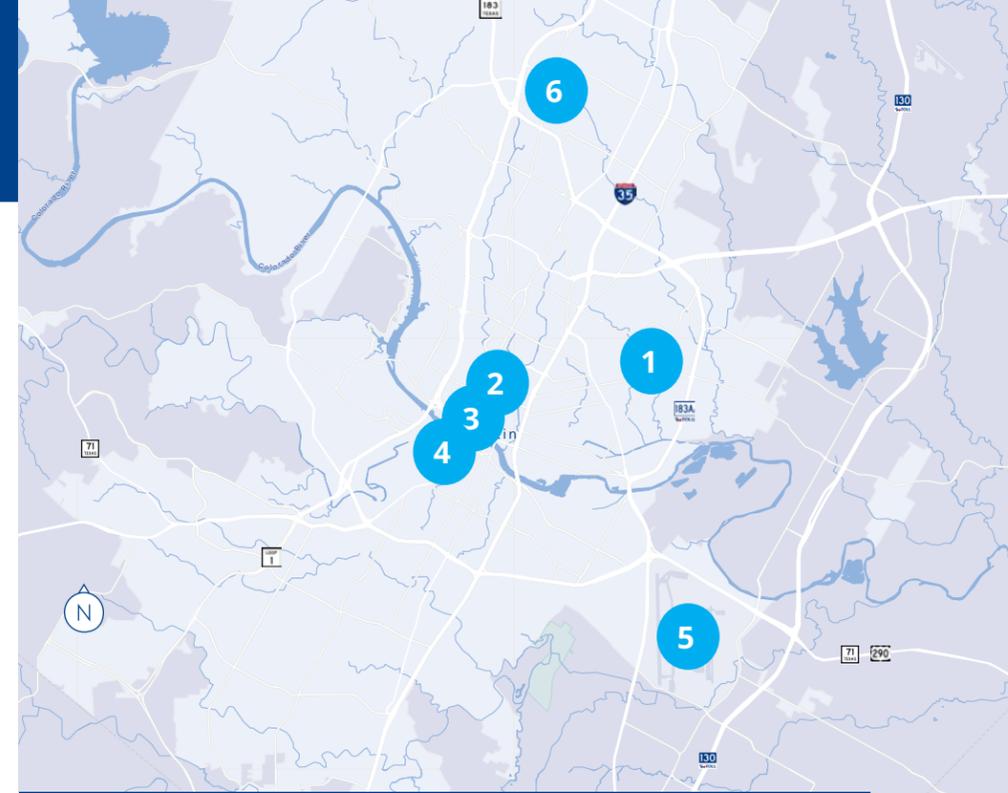
1 mile	\$166,042
3 mile	\$136,098
5 mile	\$119,329

MEDIAN HOUSEHOLD INCOME

1 mile	\$111,458
3 mile	\$91,758
5 mile	\$76,926

UNEMPLOYMENT RATE

1 mile	2.7%
3 mile	3.3%
5 mile	3.3%



Location Overview East Austin

East Austin has emerged as one of the most preferred submarkets in Austin. For years, East Austin has been the preferred area for the arts community. More recently it has undergone rapid development and now boasts some of the best restaurants and bars in the entire Austin area.

Drive Times

#	Place	Distance	Time
1	Mueller	1 mi	3 min
2	University of Texas	2.5 mi	8 min
3	Downtown Austin	3.5 mi	14 min
4	South Congress	5 mi	16 min
5	Austin Bergstrom Intl Airport	6.9 mi	16 min
6	The Domain	12 mi	20 min

Following the arts and restaurant scene, thousands of new apartment units, homes and office buildings have been built. East Austin benefits from incredible connectivity. Highways, major arterial streets, bike lanes and Metro Rail offer easy access to all of Austin.

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Investment Opportunity | Offering Memorandum

3601 Manor Road
Austin, TX



Accelerating success.

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